

Town Clerk

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Minutes – Special Meeting
Thursday, October 13, 2011, 7:00 P.M.
Council Chambers, Third Floor
Memorial Building
14 Park Place
Rockville/Vernon, CT

RECEIVED
VERNON TOWN CLERK
12 FEB 21 AM 9:18

1. Call to Order & Roll Call

- ◆ Meeting was called to order at 7:05 P.M.
- ◆ **Regular Members Present:** Chester Morgan, Francis Kaplan, Stanley Cohen, Charles Bardes and Victor Riscassi
- ◆ **Alternate Members Present:** William Roch. William Roch to sit for Daniel Sullivan.
- ◆ **Staff Present:** Leonard Tundermann, Town Planner, Shaun Gately, Economic Development Coordinator.
- ◆ **Recording Secretary:** James Krupienski

2. Public Hearings

2.1 Draft 2011 Plan of Conservation and Development (POCD)

- ◆ Leonard Tundermann, Town Planner read the Legal Notice into the Record.
- ◆ Leonard Tundermann, Town Planner entered communications into the Record:
 - Draft plan was supplied to the Mayor and Town Council on July 15, 2011.
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 - Referral memorandum dated July 18, 2011 to the Capital Region Council of Governments (CRCOG).
 - August 22, 2011 Draft Plan was referred to the Office of the Town Clerk.
 - Draft Plan was posted on the Town of Vernon website.
 - Read review and responses from the Capital Region Council of Governments (CRCOG) dated September 20, 2011. (Memorandum was read into the record.)
 - Found consistency with the State and Regional Plans.
- ◆ Correspondence:
 - Memorandums from Jacobs, Walker, Rice & Basche LLC dated October 6, 2011 and October 7, 2011 regarding comments to the Draft Plan and Implementation Plan.
 - Comments were supplied to the commission by James Krupienski, Town Council Member.
- ◆ Chester Morgan questioned potential State plan conflict.
- ◆ Leonard Tundermann, Town Planner indicated that the state would withhold future funding due to inconsistencies between the Local and State plans. Staff will work with the Office of Policy and Management (OPM) for compliance.
- ◆ Presentation By Consultant:
- ◆ Heidi Samokar, Planimetrics:
 - Has worked with the commission over the past two (2) years;
 - Designed to address Growth and Change;
 - Plan is advisory;
 - Held 2 Public Meetings – identified issues and problem solving;
 - Conducted a Telephone survey ;
 - Met with Local Officials;

- Draft Plan has been referred to the Town Council and Capital Region Council of Governments (CRCOG);
- Plan suggests “Branding” the community;
- Rockville Section – need to maintain and revitalize downtown area;
- Implementation Plan – Should be reviewed and updated on a yearly basis;
- ◆ **Public Comment:**
 - Donald Patterson, 228 Tallwood Drive:
 - Concerned with trend toward older residents;
 - Consolidation of Planning & Development departments in one location;
 - Installation of sewers at Exit 67 – explore possible grants;
 - Rockville – Possible Enterprise Zone to assist in redevelopment
 - Housing – Need to utilize a revolving loan fund to assist;
 - Exit 66 – need to be smart about development in the area;
 - Need to explore State and Federal funds to assist with Open Space acquisition;
- ◆ Marie Herbst, 245 Brandy Hill Road:
 - Stated the Town Council not having the ability to discuss the Draft Plan was a mistake;
 - Pleased with the design of the Draft Plan and Implementation Plan;
 - Inset Box #7 – Consolidation of smaller parcels makes sense;
 - Concerned with the aging population. Need to bring in businesses that meet the needs of the residents;
 - Need to review possible transit implementation in town;
 - Suggested when building are removed the smaller lots should be offered to the adjacent owners or designed as green space areas;
 - Open Space – need to preserve Open Space;
 - Implementation Plan – Natural Resources Pg 5 – disagrees with some presented priorities;
 - Pg 10 - need to designate scenic roads as a priority;
 - Pg 14 – would like to see higher priorities for Rockville;
 - Open Space should be listed as high priority and funded;
- ◆ Edie Chernack, 50 Cubles Drive:
 - Would like the commission to determine the best type of development at Exits #66 & #67;
- ◆ Attorney Joseph Capossela, 45 Hartford Turnpike:
 - Present to comment from a developers standpoint;
 - Spoke and reviewed October 7, 2011 memorandum in the Record;
 - Considered updates to the Commercial (C) Zone to be beneficial;
 - Housing Development – Cluster style development can assist with Open Space;
 - Exit #66 & #67 – Attractive for development and need to have the commission and public open to development;
 - Implementation of sewers in sensitive areas (Exit #66 & #67) to assist with development;
 - Implementation Plan seems to be confusing;
- ◆ Pauline Schaefer, 1A Fox Hill Drive:
 - Well organized document;
 - Need to review roadway and sidewalk conditions – impact to businesses coming to town;
 - Would like to see vacant structure placed back on the tax roll;
 - Need to expand greenways for picnics and other uses;
 - Need to begin marketing Vernon as a “Destination Location”;
- ◆ Robert Hurd, 5 Rheel Street – LHPC Chairman:
 - Page 50 – Inset Box – Vernon Center should be referenced in the Historical Resources section;
 - Suggested change in the Demolition Delay Ordinance up to 180 days;

- Rockville uniform setbacks for consistency is a good process going forward;
- Should address multi-use in Village of Rockville;
- ◆ **Ann Letendre, 29 Gottier Drive – OSTF Chairperson:**
 - Please to see Low Impact Development (LID) regulations and references to the Tankerhoosen Management Plan included by reference in the Draft Plan;
 - Suggested cross-referencing with the subdivision regulation similar to the 2001 POCD;
 - Open Space Plan (1998)
 - Updated in 2002 & 2005;
 - Rivers were focused on in the Open Space Plan;
 - Should incorporate into the Plan;
 - Requested inclusion of four (4) specific parcels outline in prior memo and should be referenced on the Historic Resource Plan, pg 49 and the Future Land Use Plan (pg 119) for river protection;
 - Conservation Commission had a process outline on pg 71 of the 2001 POCD to allow for comment; should continue to utilize the commission for review;
- ◆ **Ten (10) minute recess at 8:33 P.M.**
- ◆ **Meeting reconvened at 8:45 P.M.**
- ◆ **William Breslau, 60 Haylin Drive:**
 - Need to emphasize access at Exits #66 & #67;
 - Intermodal Transportation Center should be referenced in the Draft Plan
 - Grant writing assistance to assist town staff and local organizations;
 - Implementation plan seem to complex and complicated;
- ◆ **Thomas Joyce, 48 Hale Street Ext:**
 - Well drafted plan;
 - Implementation Plan is assistive;
 - Separate Vernon Center and Talcottville as individual topics;
 - Citizen Block needs a development plan for renovation and possible municipal block;
 - Should have references to vacant mill properties in the plan;
 - Multi-Modal Transportation site could be better addressed at Exit #67;
 - Need to address additional parking in the Rockville area;
- ◆ **Virginia Gingras, 21 Timber Lane – TAC Board of Directors:**
 - Concerned with sprawl;
 - Concerned with lack of reference to the two (2) Gunther Parcels and could impact grant funding;
- ◆ **Cheryl McMullen, 564 Bolton Road:**
 - Worked on 2001 POCD;
 - Natural Resource Plan – Part 1 – suggested adding local vernal pools as an overlay on presented mapping;
 - Implementation Plan should address Vernal Pool review;
 - Conservation Commission should review development proposals in priority areas and need to have consistent review in the plan;
 - Need to preserve Open Space – Development should not supersede conservation efforts;
 - Should add back the five (5) missing parcels from the 2001 POCD;
 - Business Development – Regulations should be compatible with the surrounding neighborhoods and how Economic Development affects it;
 - Natural Resources – Need to look at the area for resources;
 - Needs to address specific zoning for Cell towers and Wind farms;
- ◆ **Watson “Chip” Bellows, Huntington Drive:**
 - Excellent Plan

- Suggests changing the statement as “Advisory Document”;
- Spoke to §8-23 – listing as recommendation not advisory;
- Suggests review of adopted POCD every three (3) years instead of five (5) years;
- Suggests using subcommittee to keep Plan and Implementation matrix up to date;
- ◆ **Questions of Staff or Comments:**
 - Victor Riscassi – pleased with public responses to the draft document.
 - Charles Bardes – Hopeful that the public understands the process and reasoning for integrated items in the draft plan.
 - Stanley Cohen – Worked to maintain a happy medium during the design and review process.
 - Francis Kaplan – Can be difficult to please everyone need to determine the greatest needs to include in the Plan.
 - Shaun Gately, EDC – Economic Development Commission met on October 12, 2011 and will be supplying comments relative to the implementation plan. Will be requesting to be involved in other areas of the Implementation Plan.
 - Leonard Tundermann, Town Planner – Please with the process and strategy in the design of the Draft Plan.
 - Chester Morgan – Thanked Watson Bellows and Ralph Zahner for their service in the creation of the Draft Plan.
- ◆ **Public Hearing was closed at 9:25 P.M.**
- ◆ **Commission will consider the comments offered at a subsequent meeting. Once satisfied with the final draft will consider motions to adopt the plan and approve the implementation plan.**

3. Discussion of Draft 2011 Plan of Conservation and Development (POCD)

4. Adjournment

- ◆ **Charles Bardes, seconded by Stanley Cohen moved a motion to adjourn. Motion carried unanimously.**
- ◆ **Meeting adjourned at 9:25 P.M.**

James Krupinski
Recording Secretary